

**BUILDING AND FIRE CODES APPEALS
AND ADVISORY BOARD MINUTES
MAY 28, 2003**

The Building and Fire Codes Appeals and Advisory Board Meeting, duly advertised in accordance with law, was called to order by the Chief Inspector, Walter B. Anthony, at 8:35 a.m., Wednesday, May 28, 2003, in the Board of Commissioners' Meeting Room, Township Municipal Building, 1820 McLaughlin Run Road.

PRESENT: BOARD MEMBERS

Russell Del Re
Michael P. McDonnell
David J. McLean
James A. Sampey
Robert T. Stevens, Sr.
Joseph F. Valvo

TOWNSHIP STAFF

Matthew R. Serakowski, Director of Community Development
Walter B. Anthony, Chief Inspector
Deborah A. Waller, P.E., Fire Marshal
Shannon Miller, Planning and Zoning Administrator
Kathleen R. Oberle, Recording Secretary

TOWNSHIP ATTORNEY

Charles P. McCullough

PUBLIC: None.

ELECTION OF OFFICERS

Mr. Anthony requested nominations for Chairman. Mr. Sampey nominated Mr. Valvo. The Board adjourned off the record for a brief caucus, after which Mr. Valvo was elected Chairman by unanimous voice vote.

The meeting was then turned over to Chairman Valvo, who requested nominations for Vice Chairman. Mr. Del Re nominated Mr. McDonnell, who was elected by unanimous voice vote.

*Upon nomination by Mr. McLean, Mr. Sampey was elected Secretary by unanimous voice vote.*¹

CONSIDERATION OF MINUTES OF MAY 22, 2002

Because Mr. Valvo was the only member present at the May 22, 2002 meeting, he unanimously approved the minutes for filing as written. The remaining Board members recused themselves.

¹ This sentence to be deleted per correction noted by Mr. Valvo at 4/28/04 meeting.

NEW BUSINESS

DISCUSSION RE. REVISIONS TO THE PROCEDURES AND BYLAWS

Mr. Anthony explained the revisions, which basically include the increase from three (3) members to five (5) members with one (1) alternate member, along with some minor textual changes. The definition of quorum was clarified in that no meeting will be held unless a quorum, which consists of three (3) members, is present. It was then moved, seconded and carried by unanimous voice vote that the Revised Procedures and Bylaws be adopted.

STATUS REPORT ON THE UNIFORM CONSTRUCTION CODE AND DISCUSSION OF RESPONSIBILITIES RE. ADOPTION OF THE PENNSYLVANIA STATEWIDE BUILDING CODE

Mrs. Waller made a brief presentation and explained that this is basically a moving target as to when the State will adopt the Uniform Construction Code (UCC). The Township staff has already passed several tests and other certifications are in progress. Once the UCC is adopted, the staff will prepare amendments to the Township Code Sections 51, Building Construction, and Section 61, Fire Prevention, in order to perpetuate the more stringent requirements already adopted by the Township.

Mr. McDonnell expressed concern because the UCC is designed to correct conflicts between the BOCA Code and the local amendments. If the Township rolls over standard modifications, we could perpetuate the very problems that the UCC is designed to solve. Mrs. Waller assured him that this would not happen. Mrs. Waller explained that even if the UCC is not adopted by the State, the Township will adopt the International Building Code/2003.

In answer to questions raised by Mr. Valvo, Mr. McCullough explained that there are no standards for this Board to apply to the granting of a variance. The only criteria is that it be a rational basis. Decisions may be appealed by both the Township and the applicant. The Board may request its own legal counsel, and there is no personal liability on the part of individual Board members.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at 9:15 a.m.

Prepared by Kathleen R. Oberle
Recording Secretary